

**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

MINUTES

**Monday, August 17, 2020
6:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

Chairman Voit called the meeting to order and determined a quorum was present.

PRESENT

Chairman Jeff Voit
Vice Chairperson Lisa Gattie
Commissioner Armando Flores
Commissioner Arthur Wholey (arrived to meeting at 6:25 pm)
Commissioner Valarie Coyle

Motion made by Commissioner Coyle, Seconded by Commissioner Flores to move agenda item # 4.
Discussion of Potential R-3 Development before agenda item # 3. Schedule Public Hearing on proposed Future Use Map.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Flores, Commissioner Coyle.

Motion passed.

PUBLIC COMMENT:

Jeff Sili, 205 Travis Street - Supervisor Sili voiced concerns about future development in Town and its impact on the Wastewater Treatment Plant. He also raised concerns about the Commission scheduling a Public Hearing on the proposed Future Use Map at its September meeting.

PUBLIC HEARING:

ZP-2020-020 - Application for Special Use Permit WH Holdings LLC, 133 Courthouse Lane

Chairman Voit opened the Public Hearing and read aloud the public notice run in the Free-Lance Star on August 4 and August 11, 2020. He noted that Edith Taylor, neighboring property owner, had called and stated that she was in support of recommendation of approval of the Special Use Permit. He called for comments from the public, hearing none he invited the applicant to speak.

Joe Hawkins, applicant - Mr. Hawkins gave a brief description of the proposed operation and welcomed questions from the Commission. In direct response to the Commission, Mr. Hawkins stated that onsite fabrication very limited, usually taking place for no more than two weeks per year.

Chairman Voit closed the Public Hearing.

Motion made by Commissioner Flores, Seconded by Commissioner Coyle to send ZP-2020-020 - Application for Special Use Permit WH Holdings LLC, 133 Courthouse Lane to Council with a recommendation of approval.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Flores, Commissioner Coyle.

Motion passed.

APPROVAL OF THE MINUTES:

July 20, 2020 Planning Commission Minutes

Motion made by Commissioner Coyle, Seconded by Vice Chairperson Gattie to approve the July 20, 2020 Planning Commission minutes as presented.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Flores, Commissioner Coyle.

Motion passed.

NEW BUSINESS:

Discussion of potential R-3 Development

Developers Justin Boynton and Ivan Cowger introduced a preliminary development plan for property located at the intersection of S. Main Street and the Route 301 by-pass. The proposed development is in the early stages of planning and currently not in accordance with the Town's future use designation in that area. Mr. Boynton asked that the Commission consider updating the future use to reflect high density residential so that he may apply for a rezoning of the parcel.

The Commission discussed the impact of residential development on the Town's public utility infrastructure and emergency services. Staff was directed to research the wastewater treatment plant capacity and potential impact that development will have on need for police services.

Schedule Public Hearing on proposed Future Use Map

Discussion was held on the implications of holding a Public Hearing versus a Public Input meeting. Staff was directed to advertise that a Public Input meeting will be held at the September 21st Planning Commission meeting.

REPORT OF THE ZONING ADMINISTRATOR:

The Zoning Administrator reported that she would be exploring possible text amendment options to address food trucks and trailers - to be presented to the Planning Commission for discussion at a future meeting.

COMMISSION COMMENTS AND REPORTS:

Commissioner Flores - had no comment.

Commissioner Gattie - asked about the reporting of building maintenance issues.

Commissioner Coyle - stated that the Town should be thinking about broadband upgrades and expansion of technology to keep up with the needs of the public.

Commissioner Wholey - emphasized the importance of staff looking into the wastewater treatment plant capacity.

Chairman Voit - had no comment.

ADJOURNMENT

Motion made by Commissioner Flores, Seconded by Vice Chairperson Gattie to adjourn the meeting.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Flores, Commissioner Wholey, Commissioner Coyle